

407, 1118 12 Avenue SW
Calgary, Alberta

MLS # A2186210



\$319,900

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment		
Size:	618 sq.ft.	Age:	2008 (17 yrs old)
Beds:	1	Baths:	1
Garage:	Heated Garage, Parkade, Secured, Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Fan Coil	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 503
Basement:	-	LLD:	-
Exterior:	Concrete, Stucco	Zoning:	CC-X
Foundation:	-	Utilities:	-

Features: Breakfast Bar, Built-in Features, Closet Organizers, High Ceilings, Open Floorplan, Quartz Counters, Recessed Lighting, Soaking Tub, Walk-In Closet(s)

Inclusions: None

Bright south facing one bedroom unit with fresh paint & new carpet overlooking Connaught School & park in the centrally located Nova Building! The open living area presents laminate flooring & high ceilings, showcasing a spacious living area & kitchen that's tastefully finished with quartz countertops, eating bar, contrasting dark cabinetry & stainless steel appliances. A desk alcove is tucked away beside the kitchen – a perfect space for those work from home days. The good-sized bedroom features an ample walk-through closet to a 4 piece bath with new countertop. Other notable features include a storage room (or den), in-suite laundry, large south facing balcony & one titled secured underground parking stall. The Nova Building also boasts many amenities including 24-hour concierge service, fitness centre, 2 guest suites, lounge room with comfortable seating areas, bar, welcoming fireplace & TV. There is also plenty of visitor parking & bike storage located in the parkade. The central location can't be beat – walking distance to 17th Avenue & shopping, plus close to Bow River pathways & public transit.